



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 8-L-24-RZ
8-F-24-PA

AGENDA ITEM #: 37
AGENDA DATE: 8/8/2024

► **APPLICANT:** GRAHAM CORPORATION
OWNER(S): Estate of Doris Offord

TAX ID NUMBER: 103 101 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 10801 HARDIN VALLEY RD

► **LOCATION:** Northwest side of Hardin Valley Rd, northwest of Valley Vista Rd terminus

► **TRACT INFORMATION:** 1.02 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Road, a minor arterial street with a 55-ft pavement width within a 75-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek, Conner Creek

► **PRESENT PLAN DESIGNATION/ZONING:** RA (Rural Agriculture) / BP (Business and Technology Park), TO (Technology Overlay)

► **PROPOSED PLAN DESIGNATION/ZONING:** CC (Corridor Commercial) / CA (General Business), TO (Technology Overlay)

► **EXISTING LAND USE:** Single Family Residential

EXTENSION OF PLAN DESIGNATION/ZONING: No, this is not an extension of the plan designation or the zoning district.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North:	Rural residential - RA (Rural Agriculture) - BP (Business Park), TO (Technology Overlay)
South:	Office, commercial - TCMU (Town Center Mixed-Use), HP (Hillside Protection) - PC (k) (Planned Commercial), TO (Technology Overlay)
East:	Rural residential - RA (Rural Agriculture) - BP (Business Park), TO (Technology Overlay)
West:	Rural residential - RA (Rural Agriculture) - BP (Business Park), TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area around the intersection of Valley Vista Road and Hardin Valley Road is primarily comprised of service-oriented commercial uses, with the exception of the farmland surrounding the subject property.

STAFF RECOMMENDATION:

- ▶ **Approve the CC (Corridor Commercial) place type because it is consistent with changing conditions and policies in the Comprehensive Plan.**

- ▶ **Approve the CA (General Business) zone because it is consistent with surrounding development and the intent of the zone. The TO (Technology Overlay) will be retained.**

COMMENTS:

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The existing RA (Rural Agriculture) place type on the subject property is not the result of an error or omission in the Comprehensive Plan. This property and the surrounding land is called the Yarnell Family Farm and was recognized as a Century Farm two years ago. The Tennessee Century Farm Program is administered by the Center for Historic Preservation and honors farms owned by the same family for at least 100 years. County Commissioner Terry Hill assisted members of the Yarnell family, including Doris Yarnell Offord, who owned the subject property until passing earlier this year, in receiving the state recognition in 2022.
2. In response to community feedback, most if not all Century Farms were designated with the RA place type in the Comprehensive Plan to preserve and protect their agricultural status.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):

1. The Yarnell Family Farm is a rural outlier in a rapidly developing area of Hardin Valley. It is part of an active commercial corridor. Restaurants and retail businesses built within the past 16 years are located directly across Hardin Valley Road from the subject property. There is also a strip commercial center located on the same side of the road 450 ft to the southwest that was developed in 2018.
2. Existing conditions with the built environment and ongoing development support consideration of the requested CC (Commercial Corridor) place type.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There have not been any significant changes to surrounding utilities and infrastructure since the Comprehensive Plan was adopted earlier this year. However, there are three near-term capital improvements to Hardin Valley Road included in the Plan, which are intended to increase capacity and improve pedestrian and intersection safety. The subject property is in an area of Hardin Valley Road that already has ample utility infrastructure capacity to accommodate future commercial development on this approximately 1-acre parcel.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:

1. Planning recently published the 2023 Development Activity Report. It points to the Hardin Valley area as the most rapidly growing and developing region of Knox County, which is a continuation of a trend that has existed for many years.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

1. The proposed plan amendment is supported by Implementation Policy 9.3 to focus growth in areas already served by adequate infrastructure. Not only is this property in an environment with more recently developed infrastructure, it is also part of an active commercial corridor well-suited to foster future commercial expansion.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The subject property is part of the Yarnell Family Farm, which is one of the last remaining agricultural properties on this section of Hardin Valley Road. The corridor has seen rapid commercial development that is consistent with the requested rezoning from the A (Agricultural) zone to the CA (General Business) zone.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The CA zone is intended for general retail business and services, which is consistent with the restaurants and retail businesses that surround it along Hardin Valley Road.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. It is unfortunate that a Century Farm designation is being altered so soon after it was awarded to celebrate local agricultural heritage. However, the remaining farmland is large enough to meet the 10-acre minimum area threshold to maintain this special state designation. In addition, the existing BP (Business Park) zoning does not align with the agricultural status of the property, so rezoning the parcel to CA does not change that condition.

2. Commercial development on the subject property would be in keeping with development trends in the area and is not anticipated to have adverse impacts along this minor arterial street.

3. The subject property is within the TO (Technology Overlay) zoning district, which will be retained with the rezoning. Future development will be reviewed by the Tennessee Technology Corridor Development Authority (TTCDA) to ensure plans are consistent with the TTCDA design guidelines. This provides additional quality assurance regarding development potential on this site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The rezoning is not in conflict with the Comprehensive Plan as amended to the CC (Commercial Corridor) place type.

2. The rezoning is consistent with Implementation Policy 9.3 of the Comprehensive Plan to base development considerations on current utility and transportation infrastructure availability or where infrastructure improvements are anticipated over the horizon of the Plan.

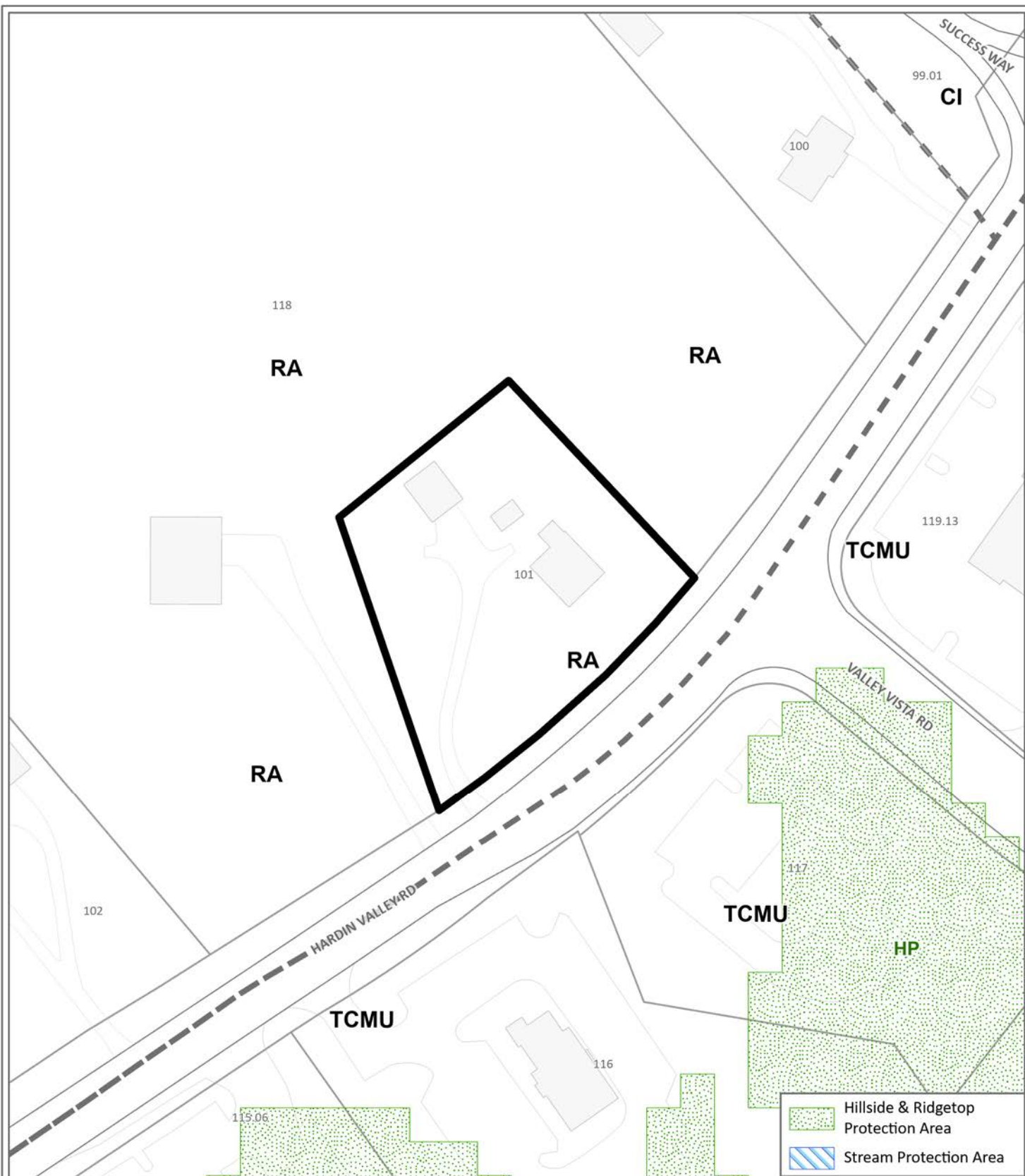
3. The property is in the Planned Growth Area of the Growth Policy Plan, and this rezoning request is not in conflict with any other adopted plans for the area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not required.

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

If approved, this item will be forwarded to Knox County Commission for action on 9/16/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**8-F-24-PA
COMPREHENSIVE LAND USE PLAN MAP**

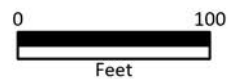


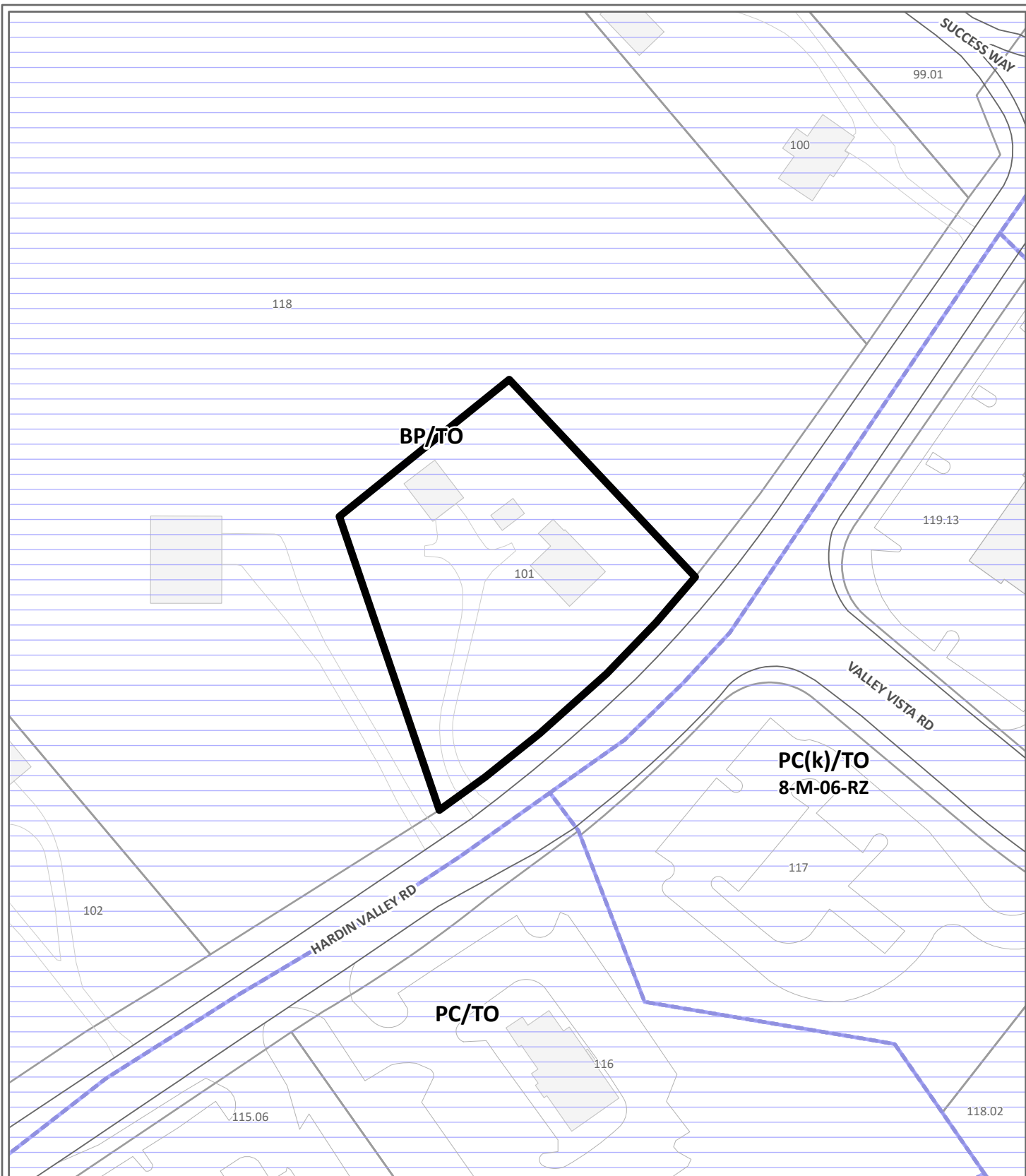
From: RA (Rural Agricultural)
To: CC (Corridor Commercial)

Original Print Date: 7/10/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Graham Corporation

Map No: 103
Jurisdiction: County





REZONING

8-L-24-RZ



From: BP (Business and Technology Park), TO (Technology Overlay)

To: CA (General Business);TO (Technology Overlay)

Petitioner: Graham Corporation

Map No: 103

Jurisdiction: County

Original Print Date: 7/10/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

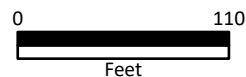
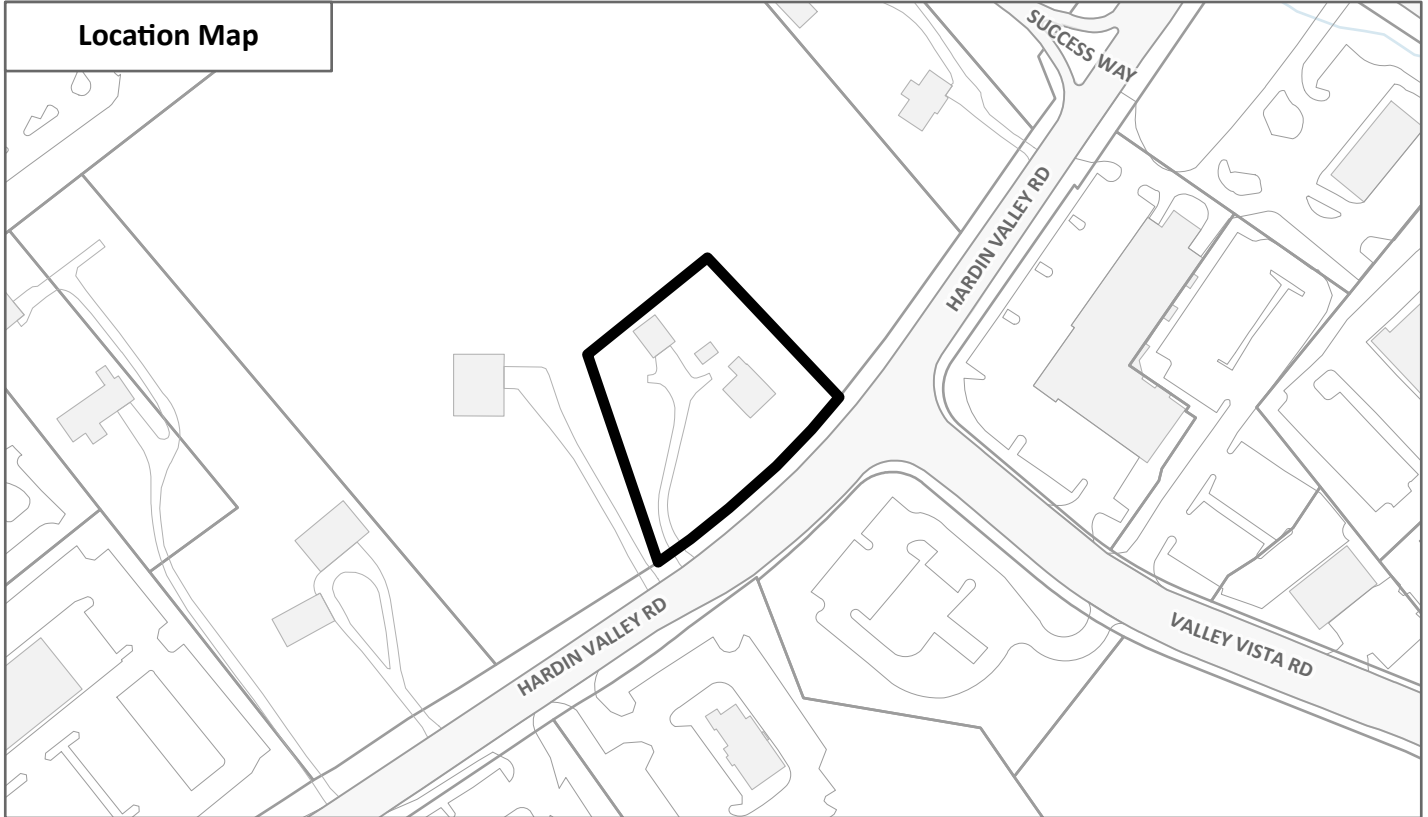


Exhibit A. Contextual Images

Location Map



Aerial Map

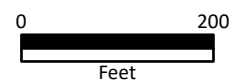


CONTEXTUAL MAPS 1

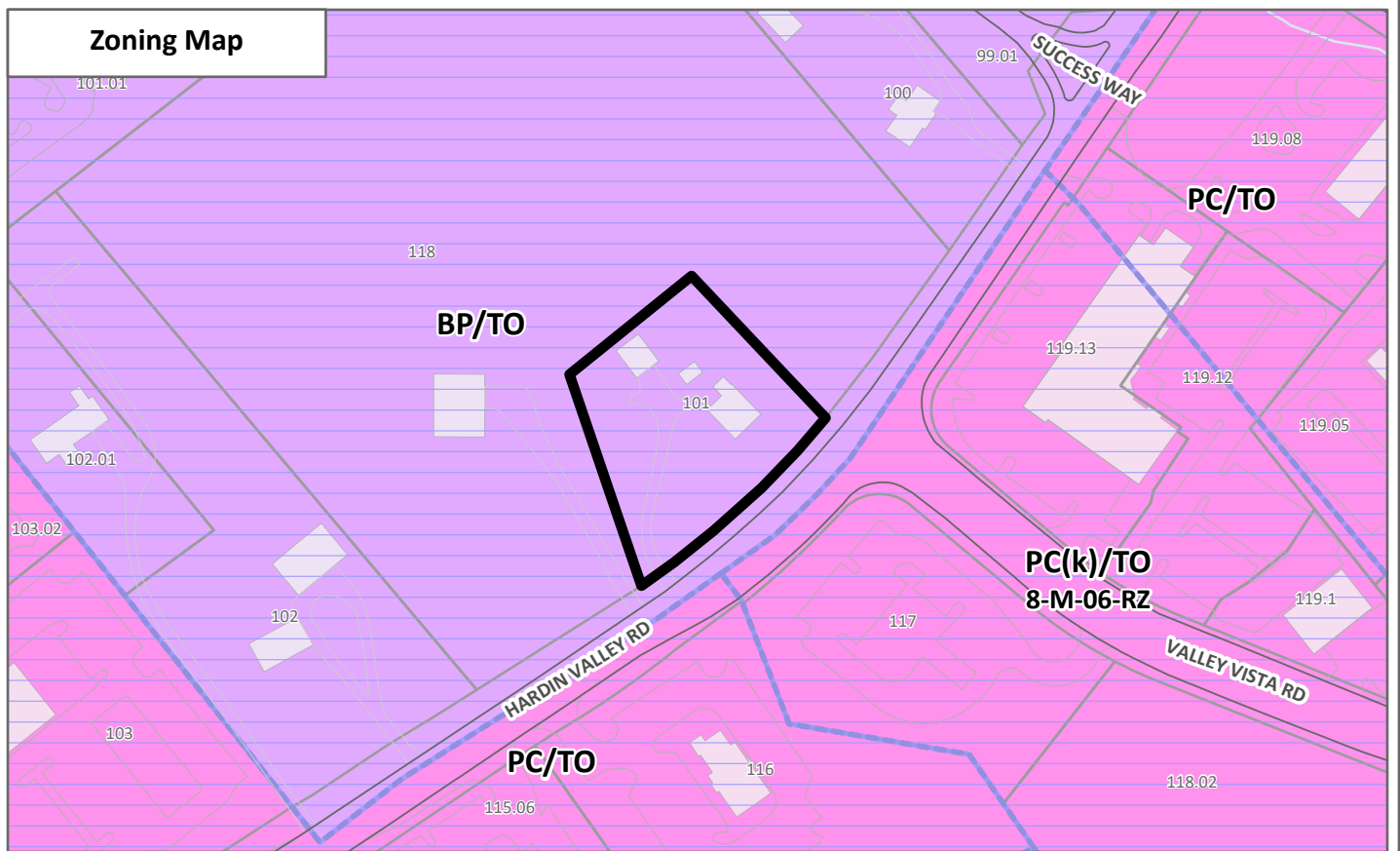
8-F-24-PA / 8-L-24-RZ



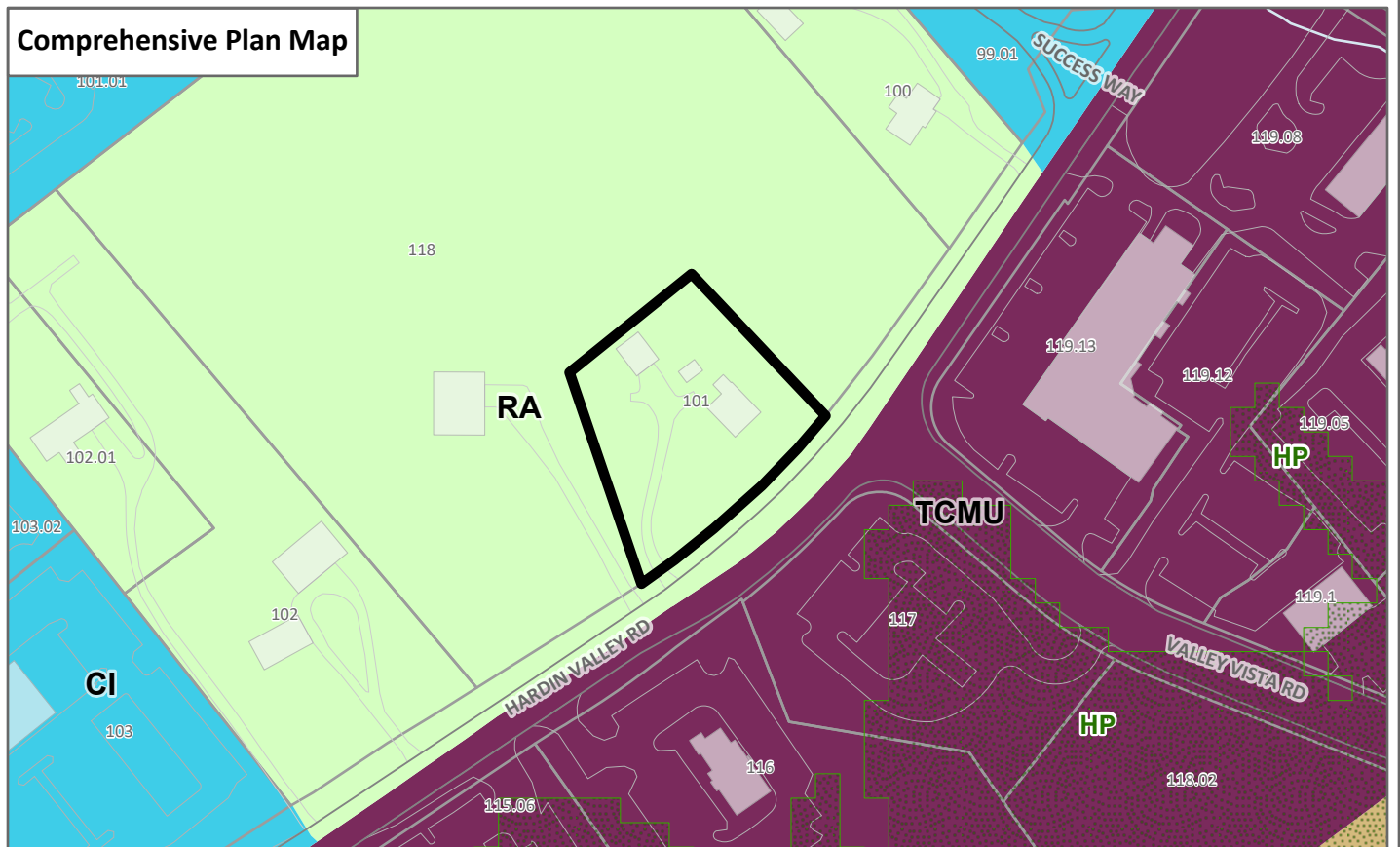
Case boundary



Zoning Map



Comprehensive Plan Map

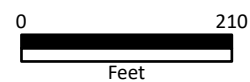


CONTEXTUAL MAPS 2

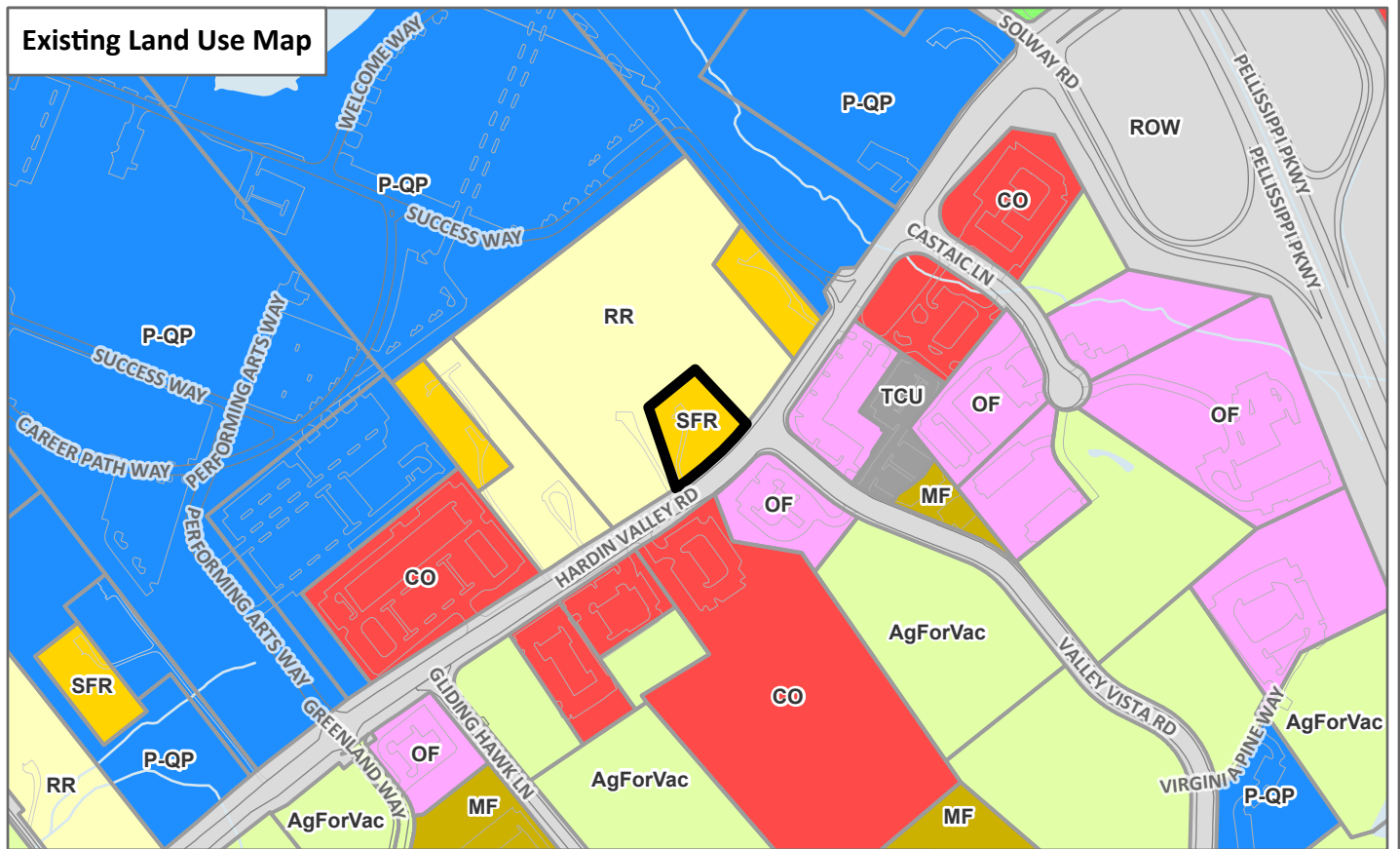
8-F-24-PA / 8-L-24-RZ



Case boundary



Existing Land Use Map

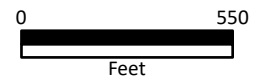


CONTEXTUAL MAPS 3

8-F-24-PA / 8-L-24-RZ



Case boundary





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Rezoning
☒ Plan Amendment
☐ Sector Plan
☒ City OYP / County Comp Plan

Graham Corporation

Applicant Name

Affiliation

6/24/2024

8/8/2024

8-F-24-PA / 8-L-24-RZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Tim Graham Graham Corporation

Name / Company

2300 Old Callahan Dr Knoxville TN 37912

Address

865-693-7000 / tg@grahamcorporation.com

Phone / Email

CURRENT PROPERTY INFO

Estate of Doris Offord

10801 Hardin Vly

Owner Name (if different)

Owner Address

Owner Phone / Email

10801 HARDIN VALLEY RD

Property Address

103 101

1.02 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

West Knox Utility District

West Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Hardin Valley Rd and Valley Vista Rd

General Location

☐ City

Commission District 6

BP (Business and Technology Park), TO (Technology Overlay)

Single Family Residential

☒ County District

Zoning District

Existing Land Use

RA (Rural Agricultural)

Planned Growth Area

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	CA (General Business);TO (Technology Overlay)	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	CC (Corridor Commercial)	
	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Rezoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$1,650.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<input type="checkbox"/> Amendment Request (Comprehensive Plan)	Fee 3	
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> COA Checklist (Hillside Protection)		

AUTHORIZATION

<input type="checkbox"/> I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.		
Graham Corporation		6/24/2024
Applicant Signature	Please Print	Date
Phone / Email		
Estate of Doris Offord		6/24/2024
Property Owner Signature	Please Print	Date



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☐ SP ☐ PA
☒ Rezoning

Graham Corporation

Option Holder

Applicant Name

Affiliation

6-21-24

8-08-24

File Number(s)

Date Filed

Meeting Date (if applicable)

8-L-24-RZ
8-F-24-PA

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Property Owner ☒ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Tim Graham

Graham Corporation

Name

Company

2300 Old Callahan Drive

Knoxville

TN

37912

Address

City

State

ZIP

(865) 693-7000

tg@grahamcorporation.com

Phone

Email

CURRENT PROPERTY INFO

Estate of Doris Offord

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

10801 Hardin Valley Road

103 101

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

April 2024

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) _____	Related City Permit Number(s)
--	-------------------------------

SUBDIVISION REQUEST

		Related Rezoning File Number
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Total Number of Lots Created
<input type="checkbox"/> Other (specify) _____		
<input type="checkbox"/> Attachments / Additional Requirements		

ZONING REQUEST


<input checked="" type="checkbox"/> Zoning Change CA Proposed Zoning		Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment Change Corridor Commercial (CC) Proposed Plan Designation(s)		
Proposed Density (units/acre)		Previous Rezoning Requests
<input type="checkbox"/> Other (specify) _____		

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	Fee 1	Total <div>\$1,650.00</div>
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (<i>Comprehensive Plan</i>)	Fee 2	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)	Fee 3	

AUTHORIZATION

☒ **I declare under penalty of perjury** the foregoing is true and correct:
1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent



Graham Corporation

6-21-24

Applicant Signature

Please Print

Date _____

(865) 693-7000

tg@grahamcorporation.com

Phone Number

Email

06/24/2024

Property Owner Signature

Please Print

Date Paid

All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.

The applicant must provide justification per Implementation Action IM.6, demonstrating:

Either:

- There is an obvious or significant error or omission in the Plan

OR Two or more of the following criteria apply:

- ☐ **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- ☐ **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- ☐ **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- ☐ **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

Please explain:

The Future Land Use of Rural Agricultural (RA) does not correspond to the existing zoning, as this property and the surrounding 10 acres are zoned as BP/TO. These sites are obviously intended for commercial use, and the Future Land Use designation should also be commercial. Commercial zoning (CA and PC) are the prevailing zones along Hardin Valley Road in both directions from this site. The following commercial businesses exist in this immediate area: McDonald's, Wendy's, Exxon, Domino's Pizza, Regions Bank, Zaxby's, Arby's, Matlock Tire, Southeast Bank, a soon-to-open Chick-Fil-A, Sherwin Williams, Hard Knox Pizza, Maple Street Biscuit, etc.

By signing below, I certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.

Graham Corporation

[Signature], President

Tina Graham

7-1-24

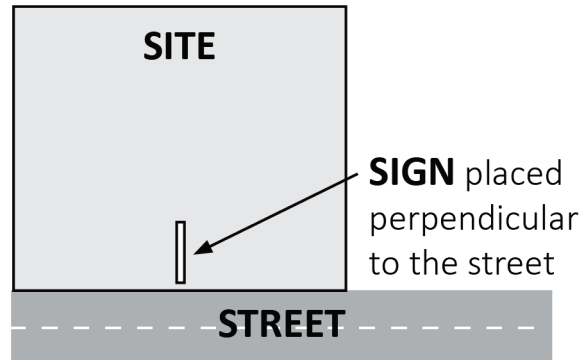
Option 1

PROPERTY OWNER SIGNATURE

PRINTED NAME

DATE

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ **07/26/2024** _____ and _____ **08/09/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Graham Corp

Date: 06/24/2024

File Number: 8-F-24-PA & 8-L-24-RZ



Sign posted by Staff



Sign posted by Applicant